

From: ANGUS JOHNSON
Sent: Sunday, June 9, 2024 9:17 PM
To: PEC <pec@london.ca>
Subject: [EXTERNAL] addition to the PEC agenda

Please add the following letter to the agenda of the Tues. Jun.11 PEC agenda

It relates to the item entitled "323 Oxford Street West, 92 and 825 Proudfoot Lane File Number: Z-9416"
I plan to attend and wish the opportunity to speak at the meeting
You have my permission to publish the letter on the public agenda

To: The Chair and members of PEC
Thank you for this opportunity to share ideas

Re. 323 Oxford St West, 92 and 825 Proudfoot Lane (Z-9416)

I think global warming has been responsible for many changes in our environment that we increasingly think about, and worry about but it has changed us also, changed us in the way we think and the way we look at this fascinating and perplexing world. For example, the community around Oxford and Wonderland 'had' two features, or maybe services, a driving range and a large cemetery. The driving range was at the Forest Glen Golf Centre. The cemetery is still there.

Personally, I thought the Forest Glen Golf Centre was a wonderful feature of this community but I understand how other people could look at it differently. They might have no interest in taking their grandkids there to put-put, and for them, it would be better turned into housing. Similarly, people who live across from the cemetery may find it a bit depressing and maybe wish it would be paved over for condos.

But another way to look at both the driving range and the cemetery, is as areas of vegetation... trees and grass, and as such processors of GHG emissions and that is not a value that hinges on personal perception. That value in mitigating climate change cannot be overstated. Over thirty percent of the world's GHG emissions are removed by growing vegetation.

The area planned for the building of this development including the old driving range is a vegetation mix of trees and grass. If the developers can figure out a way to build there without destroying those emission processing abilities (the trees and grass) go ahead. But if they can't, build somewhere else, on old pavement, waste areas, converted buildings, whatever.

Currently they are asking for permission to build without giving any information about what they plan to do with the trees and grass, and that they should definitely not be allowed to do.

Attached (**With the permission of D. Rainham, Dalhousie University.**) is the Rainham Dalhousie Emissions Map of London. And what the map shows is the varying success that vegetation is having in removing GHG emissions and the limited amount of dense vegetation that removes GHG emissions successfully. Essentially, in London, we do not have enough dense vegetation to process the emissions we are producing (BTW, The map doesn't show 'heat areas', as is sometimes believed.)

Cars are something else that we have differing perceptions of. Now because of global warming we see them as emission producers.

By our count, this development will be home to a game-changing 6046 vehicles, for a grand total of 7039 more cars (when added to the cars from 530 Oxford and 735 Wonderland.) in this community.

Our belief is that a significant number of these 7000 cars will be commuting daily, adding to the local layer of GHG emissions intensified by slowed traffic and congestion, but also adding to existing emissions in every area through which they travel en commute.

Again, if the developers can devise a way to stop these cars from moving in, or a way to significantly reduce their number, build away. But, if someone doesn't figure out a way to prevent increased emissions from 7000 additional cars before 2050, our chances of getting to net zero emissions would seem remote.

Also, on the topic of global warming, I'd like to refer to a comment in this proposal about 'eliminating the risk of flooding'

"realigned Mud Creek would eliminate the risk of flooding hazards on future development and contribute to stormwater management on the subject land and surrounding area."

Last September, the first day of the Rodney Fair, (only 35 mi from here), was cancelled because of an unprecedented infestation of mosquitoes. It was caused by a 'rain bomb' that saturated the area two weeks earlier. 7.5 in of rain fell in 2 hours. Sadly, it caused the death of one driver who drove a truck into a highway washout on Hwy 80. If Glencoe, at about the same elevation as this future

development, had underground parking garages, they would have been completely flooded. I'm not sure if realigning Mud Creek will eliminate the risk of flooding in this development.

Angus Johnson, Greenspace Alliance